

Retail Property for Lease in Englewood, TN!

3190 US-411, Englewood, TN 37329

**AVISON
YOUNG**

Listing ID: 30847951
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Convenience Store, Day Care Facility
Contiguous Space: 9,100 SF
Total Available: 9,100 SF
Lease Rate: \$7 PSF (Annual)
Base Monthly Rent: \$5,308
Lease Type: NNN



Overview/Comments

Located in the heart of Englewood, TN, this commercial property offers 9,100 square feet on a 1.13-acre lot. Currently leased to Dollar General until July 2024. However, alternative arrangements can be made for an earlier occupancy if needed. With its proximity to Athens (13 mins), Sweetwater (23 mins), and downtown Knoxville (1 hour), this property provides access to these surrounding communities.

The versatile space is ideal for a range of ventures, including retail, daycare, gym, church, or warehouse space. Its flexible floor plan and ample square footage cater to various business needs. Don't miss out on this incredible chance to lease this commercial property in Englewood, TN. Contact us today for additional information.

More Information Online

<https://www.kaarcie.com/listing/30847951>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	068 089.00	Gross Building Area:	9,100 SF
Retail-Commercial Type:	Convenience Store, Day Care Facility, Free-Standing Building, Mixed Use, Restaurant, Tavern/Bar/Nightclub, Other	Building/Unit Size (RSF):	9,100 SF
		Land Area:	1.13 Acres

Available Space

Suite/Unit Number:	n/a	Date Available:	07/01/2024
Space Available:	9,100 SF	Lease Rate:	\$7 PSF (Annual)
Minimum Divisible:	9,100 SF	Lease Type:	NNN
Maximum Contiguous:	9,100 SF	Parking Spaces:	0
Space Type:	New		

Area & Location

Property Visibility: Excellent
Feet of Frontage: 187

Building Related

Tenancy:	Single Tenant	Passenger Elevators:	0
Total Number of Buildings:	1	Freight Elevators:	0
Number of Stories:	1	Heat Type:	Electricity
Property Condition:	Good	Heat Source:	Heat Pump
Year Built:	2004	Air Conditioning:	Package Unit
Parking Type:	Surface		

Land Related

Zoning Description:	C-2	Water Service:	Municipal
Lot Frontage:	187	Sewer Type:	Municipal
Lot Depth:	263		

Location

Address: 3190 US-411, Englewood, TN 37329
County: McMinn
MSA: Athens



Property Images



3190 Hwy 411 N 2



3190 Hwy 411 N 3



3190 Hwy 411 N 10



3190 Hwy 411 N 9



3190 Hwy 411 N 4



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Property Contacts



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